

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Asheville Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$21,152,051**

PJ's Size Grouping*: **B**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	18		
% of Funds Committed	97.96 %	90.79 %	1	92.07 %	94	92	
% of Funds Disbursed	94.19 %	84.27 %	1	84.14 %	96	96	
Leveraging Ratio for Rental Activities	13.71	6.43	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	90.22 %	88.47 %	12	81.45 %	43	40	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.90 %	73.05 %	10	69.74 %	47	47	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	89.05 %	78.80 %	7	80.97 %	69	65	
% of 0-30% AMI Renters to All Renters***	35.18 %	38.67 %	10	45.50 %	29	30	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.75 %	1	95.55 %	100	100	
Overall Ranking:			In State:	6 / 18	Nationally:	68	68
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$7,625	\$9,970		\$26,831	813 Units	51.70 %	
Homebuyer Unit	\$15,906	\$11,323		\$15,029	271 Units	17.20 %	
Homeowner-Rehab Unit	\$19,728	\$24,448		\$20,806	175 Units	11.10 %	
TBRA Unit	\$1,122	\$1,683		\$3,228	313 Units	19.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Asheville Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$90,654	\$103,546	\$18,872
State:*	\$69,484	\$84,039	\$26,213
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	4.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	69.1	54.2	85.1	63.7	Single/Non-Elderly:	22.9	25.1	10.3	62.7
Black/African American:	27.3	23.6	13.7	32.8	Elderly:	42.6	4.8	59.4	2.9
Asian:	0.2	0.4	0.0	0.0	Related/Single Parent:	23.7	32.5	12.6	18.6
American Indian/Alaska Native:	0.4	0.7	0.0	0.5	Related/Two Parent:	8.4	33.6	11.4	2.0
Native Hawaiian/Pacific Islander:	0.0	0.7	0.0	0.5	Other:	2.5	4.1	4.0	13.7
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.5					
Asian and White:	0.2	0.4	0.0	0.0					
Black/African American and White:	0.1	0.4	0.0	0.5					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.2	0.0	0.6	0.0					
ETHNICITY:									
Hispanic	2.3	19.6	0.6	1.5					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	61.5	21.4	50.3	64.7	Section 8:	50.4	0.0 [#]		
2 Persons:	17.5	22.9	28.6	22.5	HOME TBRA:	0.1			
3 Persons:	10.5	17.7	11.4	4.4	Other:	14.0			
4 Persons:	7.0	20.3	7.4	5.9	No Assistance:	35.4			
5 Persons:	2.3	10.7	1.7	2.0					
6 Persons:	1.2	2.6	0.0	0.0					
7 Persons:	0.0	2.2	0.0	0.5					
8 or more Persons:	0.0	2.2	0.6	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				135

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Asheville Consortium

State: NC

Group Rank: 68
 (Percentile)

State Rank: 6 / 18 PJs

Overall Rank: 68
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	90.22	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	72.9	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	0.9	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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